

# Grand Junction Estate and Matthew's Hill Precinct Statement of Significance – July 2023

**Heritage Place:** Grand Junction Estate and Matthew's Hill Precinct

**PS ref no:** HO151



## **What is significant?**

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The Grand Junction Estate and Matthew's Hill Precinct, Sunshine, is significant. The precinct consists of an irregular area stretching north-south between Dickson Street and Matthews Street (and the Matthew's Hill Reserve), and bounded by Kingaroy Road, McKay Street and Servante Street at the east, and the railway line, part of Station Place, Victoria Street and Whitty Street at the west.

The area was subdivided in parts, starting with the Grand Junction Estate in 1886, followed by the southern half streets between 1911 and 1925. This residential precinct was developed during the first half of the twentieth century, and showcases a wide range of architectural styles, with the majority from the interwar period. The precinct includes 19A Cornwell Road (from a subdivision at 49 Parsons St), 57-77 Dickson Street, 18, 20 & 22 Whitty Street, 1-19 & 6-26 Tyler Street, 1-21 & 8-22 Servante Street, 72-98 & 73-91 Monash Street, 1-7 & 6-16 Victoria Street, 4-14 Station Place, 1-17 & 6 Robinson Street, 1-17 & 2-18 McKay Street, 66-88 & 49-87A Parsons Street, 1-29 & 2-16 Drayton Street, 7-19 & 2-22 Hill Street, 44, 50 & 52 Matthews Street, and 1-19 & 2-20 Kingaroy Road. Elements which contribute to the Significance of the precinct include:

- The early dwellings within the precinct from the Victorian and Edwardian periods, including 63 Dickson Street; 80 and 85 Parsons Street; 4 Station Place; and 19 Tyler Street;
- The 1920s Arts and Crafts and California Bungalows with their consistent use of materials and built form, including 57, 59, 65, 67, 69 and 73 Dickson Street; 27 Drayton Street; 6, 8, 10, 12, 14, 18 Hill Street; 2, 6, 12, 14 and 18 Kingaroy Road; 2, 4, 5, 6, 7, 8, 10, 12, 16 and 18 McKay Street; 73, 74, 78, 79, 80, 82, 84, 85, 87, 88, 91, 96 and 98 Monash Street; 63, 65, 70, 72, 75, 79, 82 and 85 Parsons Street; 1, 3, 5, 7, 9, 11 and 17 Robinson Street; 1, 3, 10, 11, 12, 13 Servante Street; 8, 10, 12 and 14 Station Place; 1, 3, 5, 6, 9, 10 and 24 Tyler Street; 1, 3, 5, 6, 10, 12, 14 and 16 Victoria Street; and, 18, 20 and 22 Whitty Street.
- The 1930s and 1940s Bungalows with their consistent built form and wide range of architectural motifs, including 1/77 Dickson Street; 6, 14, 16, 17, 19, 23, 25 and 29 Drayton Street; 15 and 19 Hill Street; 8, 10, 11, 13, 15, 16 and 20 Kingaroy Road; 17 McKay Street; 75, 76, 84A, 86 and 89 Monash Street; , 51, 53, 57, 61, 63, 66, 68, 69, 71, 83 and 84 Parsons Street; 17, 20, 21 and 22 Servante Street; and 12 and 26 Tyler Street.
- A selection of dwellings from the post-war era which are traditional in form, scale and siting, and generally modest in their design, and as such make useful contribution to the character of the area, including 75 Dickson Street; 1, 5, 7, 9, 10, 11, 12, 13 and 21 Drayton Street; 13 and 16 Hill Street; 1, 3, 4, 5, 7, 9 and 19 Kingaroy Road; 72 Monash Street; 59, 86 and 88 Parsons Street; 5, 7, 16, 18 and 19 Servante Street; 7, 11, 13, 18 and 20 Tyler Street
- The predominantly single storey scale of the precinct.
- The detached form of the dwellings with consistent front setbacks.
- Street layout and subdivision patterns. This includes the presence of rear laneways in the Grand Junction Estate, the contrast of wide east-west former government roads (Monash, Parsons and Matthews streets) and narrow, privately subdivided north-south streets (Whitty, Tyler, Servante, Robinson, McKay, Hill and Kingaroy Streets), as well as the diagonal streets following the railway line (Station Place, Victoria Street and Drayton Street). The two tree plantations at the junction of the diagonal streets with the rectilinear grid of the rest of the precinct (at Victoria Street and Robinson Street, and at Drayton Street and Hill Street).
- The tree plantation between Victoria and Robinson streets with mature Canary Island Palms, and the tree plantation between Drayton and Hill streets with Norfolk Island Oaks and Atlas Cedar plantings.

The houses at 57 and 63 Dickson Street and 57 Parsons Street are individually Significant.

## **How is it significant?**

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The precinct is of local historic, architectural and aesthetic significance to the City of Brimbank.

## **Why is it significant?**

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Historically, the Grand Junction Estate part of the precinct is of significance as a subdivision first developed in the speculative land boom of the 1880s just after the establishment of the Braybrook Railway Junction in 1886. The opening of the railway station, the industrialisation of the area, and the subdivisions that followed created the new township of Braybrook Junction. It was one of only two

major nineteenth-century subdivisions in what is now Sunshine, the other being Railway Station Estate (HO25), and it preserves a residential layout typical of that time with rear laneways necessary before sewers were installed. The name, location and the diagonal streets of the Grand Junction Estate all express the importance of the nearby railway line and station on the creation of the estate. The area on the south side of Monash Street, known as Matthew's Hill since at least the 1920s, has a typical interwar subdivision layout without rear laneways, but a continued rectilinear street grid intersecting with diagonal streets along the railway line.

The handful of Victorian and Edwardian houses in the precinct are significant as tangible illustrations of the early establishment of the precinct to the north of Parsons Street. The predominant housing styles in the precinct are from the interwar era and immediately following World War II and illustrate the remarkable population growth which followed the establishment of H.V. McKay's Sunshine Harvester Works at Braybrook Junction in 1907, and the continued industrial prosperity of the area after the war. (Criterion A)

Architecturally, the precinct is of significance for its diversity and wide range of housing from the 1900s-1950s, including Arts and Crafts and California Bungalows, 1930s-40s Bungalows with a wide range of stylistic influences including Tudor Revival, Colonial Revival, Art Deco and Streamlined Moderne. Furthermore, the many representative 1920s and 1930s bungalows create consistent interwar streetscapes across the precinct, with freestanding, single storey brick or timber houses and consistent garden setbacks. (Criterion D)

Aesthetically, the precinct is of significance for its visual unity achieved despite the long period of development, due to the majority of the post-war houses being of sympathetic and traditional design related to the architectural forms seen before the war. Furthermore, the precinct is distinguished by a handful of designs that are unusual or highly intact within the City of Brimbank, such as the Victorian Survival dwelling at 2 Tyler Street (identified as individually significant through HO116), the substantial Colonial Revival villa at 57 Parsons Street, the Streamlined Moderne dwelling at 86 Monash Street (identified as individually significant through HO150), the highly intact California Bungalow at 57 Dickson Street, and the architect-designed Arts & Craft Bungalow at 63 Dickson Street, all of which are Significant within the precinct. The tree plantations at the intersection of the two street grids contribute to the aesthetics of these streetscapes, and demonstrate beautification works carried out by the Braybrook Shire Council during the interwar period. (Criterion E)

## Primary source

*Grand Junction Estate and Matthew's Hill Precinct Heritage Study (update (Updated 2018))*

*Grand Junction Estate and Matthew's Hill Precinct Grading Table*

<i>Number</i>	<i>Address</i>	<i>Grade</i>	<i>Built date</i>
19A	<i>Cornwell Road</i>	<i>Non-contributory</i>	
57	<i>Dickson Street</i>	<i>Significant</i>	<i>1927</i>
59	<i>Dickson Street</i>	<i>Contributory</i>	<i>1920s</i>
61	<i>Dickson Street</i>	<i>Non-contributory</i>	
63	<i>Dickson Street</i>	<i>Significant</i>	<i>1915</i>
65	<i>Dickson Street</i>	<i>Contributory</i>	<i>1920s</i>
67	<i>Dickson Street</i>	<i>Contributory</i>	<i>1920s</i>
69	<i>Dickson Street</i>	<i>Contributory</i>	<i>1920s</i>
71	<i>Dickson Street</i>	<i>Non-contributory</i>	
73	<i>Dickson Street</i>	<i>Contributory</i>	<i>1920s</i>
75	<i>Dickson Street</i>	<i>Contributory</i>	<i>1946-1949</i>
1/77	<i>Dickson Street</i>	<i>Contributory</i>	<i>1930s</i>
2/77	<i>Dickson Street</i>	<i>Non-contributory</i>	
1	<i>Drayton Street</i>	<i>Contributory</i>	<i>1944-49</i>
2	<i>Drayton Street</i>	<i>Non-contributory</i>	
2A	<i>Drayton Street</i>	<i>Non-contributory</i>	
3	<i>Drayton Street</i>	<i>Non-contributory</i>	<i>1945-49, altered</i>
4	<i>Drayton Street</i>	<i>Non-contributory</i>	
5	<i>Drayton Street</i>	<i>Contributory</i>	<i>1945-49</i>
6	<i>Drayton Street</i>	<i>Contributory</i>	<i>1930s</i>
7	<i>Drayton Street</i>	<i>Contributory</i>	<i>1959-60</i>
9	<i>Drayton Street</i>	<i>Contributory</i>	<i>1945-49</i>
10	<i>Drayton Street</i>	<i>Contributory</i>	<i>1950s</i>
11	<i>Drayton Street</i>	<i>Contributory</i>	<i>1949-50</i>

<i>Number</i>	<i>Address</i>	<i>Grade</i>	<i>Built date</i>
13	<i>Drayton Street</i>	<i>Contributory</i>	<i>1945-49</i>
14	<i>Drayton Street</i>	<i>Contributory</i>	<i>1930s-40s</i>
15	<i>Drayton Street</i>	<i>Non-contributory</i>	
16	<i>Drayton Street</i>	<i>Contributory</i>	<i>1930s</i>
17	<i>Drayton Street</i>	<i>Contributory</i>	<i>1930s</i>
19	<i>Drayton Street</i>	<i>Contributory</i>	<i>1930s</i>
21	<i>Drayton Street</i>	<i>Contributory</i>	<i>1959-60</i>
23	<i>Drayton Street</i>	<i>Contributory</i>	<i>1930s</i>
25	<i>Drayton Street</i>	<i>Contributory</i>	<i>1930s</i>
27	<i>Drayton Street</i>	<i>Contributory</i>	<i>1920s</i>
29	<i>Drayton Street</i>	<i>Contributory</i>	<i>1930s</i>
2	<i>Hill Street</i>	<i>Non-contributory</i>	
4	<i>Hill Street</i>	<i>Non-contributory</i>	<i>1920s, altered</i>
6	<i>Hill Street</i>	<i>Contributory</i>	<i>1920s</i>
7	<i>Hill Street</i>	<i>Non-contributory</i>	
8	<i>Hill Street</i>	<i>Contributory</i>	<i>1920s</i>
9	<i>Hill Street</i>	<i>Non-contributory</i>	
10	<i>Hill Street</i>	<i>Contributory</i>	<i>1920s</i>
12	<i>Hill Street</i>	<i>Contributory</i>	<i>1920s</i>
13	<i>Hill Street</i>	<i>Contributory</i>	<i>1940s</i>
14	<i>Hill Street</i>	<i>Contributory</i>	<i>1920s</i>
15	<i>Hill Street</i>	<i>Contributory</i>	<i>1930s</i>
16	<i>Hill Street</i>	<i>Contributory</i>	<i>1940s</i>
17	<i>Hill Street</i>	<i>Non-contributory</i>	
18	<i>Hill Street</i>	<i>Contributory</i>	<i>1920s</i>
19	<i>Hill Street</i>	<i>Contributory</i>	<i>1930s</i>
20	<i>Hill Street</i>	<i>Non-contributory</i>	
22	<i>Hill Street</i>	<i>Non-contributory</i>	
1	<i>Kingaroy Road</i>	<i>Contributory</i>	<i>1950s</i>
2	<i>Kingaroy Road</i>	<i>Contributory</i>	<i>1920s</i>
3	<i>Kingaroy Road</i>	<i>Contributory</i>	<i>1950s</i>
4	<i>Kingaroy Road</i>	<i>Contributory</i>	<i>1950s</i>
5	<i>Kingaroy Road</i>	<i>Contributory</i>	<i>1950s</i>
6	<i>Kingaroy Road</i>	<i>Contributory</i>	<i>1920s</i>
7	<i>Kingaroy Road</i>	<i>Contributory</i>	<i>1950s</i>
8	<i>Kingaroy Road</i>	<i>Contributory</i>	<i>1930s</i>
9	<i>Kingaroy Road</i>	<i>Contributory</i>	<i>1945-49</i>

<i>Number</i>	<i>Address</i>	<i>Grade</i>	<i>Built date</i>
10	Kingaroy Road	Contributory	1930s
11	Kingaroy Road	Contributory	1930s
12	Kingaroy Road	Contributory	1920s
13	Kingaroy Road	Contributory	1940s
14	Kingaroy Road	Contributory	1920s
15	Kingaroy Road	Contributory	1930s
16	Kingaroy Road	Contributory	1940s
17	Kingaroy Road	Non-contributory	
18	Kingaroy Road	Contributory	1920s
19	Kingaroy Road	Contributory	1945-49
20	Kingaroy Road	Contributory	1930s
44	Matthews Street	Non-contributory	
50	Matthews Street	Non-contributory	
52	Matthews Street	Non-contributory	
1	McKay Street	Non-contributory	
2	McKay Street	Contributory	
3	McKay Street	Non-contributory	1920s
3A	McKay Street	Non-contributory	
4	McKay Street	Contributory	1920s
5	McKay Street	Contributory	1920s
6	McKay Street	Contributory	1920s
7	McKay Street	Contributory	1920s
8	McKay Street	Contributory	1920s
9	McKay Street	Non-contributory	
10	McKay Street	Contributory	1920s
11	McKay Street	Non-contributory	
12	McKay Street	Contributory	1920s
13	McKay Street	Non-contributory	1960s
14	McKay Street	Non-contributory	
15	McKay Street	Non-contributory	1960s
16	McKay Street	Contributory	1920s
17	McKay Street	Contributory	1930s
18	McKay Street	Contributory	1920s
72	Monash Street	Contributory	1945-49
73	Monash Street	Contributory	1920s
74	Monash Street	Contributory	1920s
75	Monash Street	Contributory	1930s
76	Monash Street	Contributory	1930s

<i>Number</i>	<i>Address</i>	<i>Grade</i>	<i>Built date</i>
77	Monash Street	Non-contributory	
78	Monash Street	Contributory	1920s
79	Monash Street	Contributory	1920s
80	Monash Street	Contributory	1920s
81*	Monash Street*	Non- contributory*	1920s
82	Monash Street	Contributory	1920s
83	Monash Street	Non-contributory	
84	Monash Street	Contributory	1920s
84A	Monash Street	Contributory	1930s
85	Monash Street	Contributory	1920s
87	Monash Street	Contributory	1920s
88	Monash Street	Contributory	1920s
89	Monash Street	Contributory	1930s
90	Monash Street	Non-contributory	
91A	Monash Street	Non-contributory	
91	Monash Street	Contributory	1920s
92	Monash Street	Non-contributory	
94	Monash Street	Non-contributory	
96	Monash Street	Contributory	1920s
98	Monash Street	Contributory	1920s
49*	Parsons Street*	Non-contributory*	1930s, altered
51	Parsons Street	Contributory	1930s
53	Parsons Street	Contributory	1930s
55	Parsons Street	Non-contributory	
57	Parsons Street	Significant	1941-42
59	Parsons Street	Contributory	1945-49
61	Parsons Street	Contributory	1930s
63	Parsons Street	Contributory	1920s
65	Parsons Street	Contributory	1920s
66	Parsons Street	Contributory	1940s
67	Parsons Street	Non-contributory	
68	Parsons Street	Contributory	1930s
69	Parsons Street	Contributory	1930s
70	Parsons Street	Contributory	1920s
71	Parsons Street	Contributory	1930s

<i>Number</i>	<i>Address</i>	<i>Grade</i>	<i>Built date</i>
72	<i>Parsons Street</i>	<i>Contributory</i>	<i>1920s</i>
73	<i>Parsons Street</i>	<i>Non-contributory</i>	
73A	<i>Parsons Street</i>	<i>Non-contributory</i>	
74	<i>Parsons Street</i>	<i>Non-contributory</i>	
75	<i>Parsons Street</i>	<i>Contributory</i>	<i>1920s</i>
76	<i>Parsons Street</i>	<i>Non-contributory</i>	
77	<i>Parsons Street</i>	<i>Non-contributory</i>	
78	<i>Parsons Street</i>	<i>Non-contributory</i>	
79	<i>Parsons Street</i>	<i>Contributory</i>	<i>1920s</i>
80	<i>Parsons Street</i>	<i>Contributory</i>	<i>1910s</i>
81*	<i>Parsons Street*</i>	<i>Non-contributory*</i>	<i>1930s</i>
82	<i>Parsons Street</i>	<i>Contributory</i>	<i>1920s</i>
83	<i>Parsons Street</i>	<i>Contributory</i>	<i>1930s</i>
84	<i>Parsons Street</i>	<i>Contributory</i>	<i>1930s</i>
85	<i>Parsons Street</i>	<i>Contributory</i>	<i>1910s</i>
86	<i>Parsons Street</i>	<i>Contributory</i>	<i>1950s</i>
87A	<i>Parsons Street</i>	<i>Non-Contributory</i>	
88	<i>Parsons Street</i>	<i>Contributory</i>	<i>1950s</i>
1	<i>Robinson Street</i>	<i>Contributory</i>	<i>1920s</i>
3	<i>Robinson Street</i>	<i>Contributory</i>	<i>1920s</i>
5	<i>Robinson Street</i>	<i>Contributory</i>	<i>1920s</i>
6	<i>Robinson Street</i>	<i>Non-contributory</i>	
7	<i>Robinson Street</i>	<i>Contributory</i>	<i>1920s</i>
9	<i>Robinson Street</i>	<i>Contributory</i>	<i>1920s</i>
11	<i>Robinson Street</i>	<i>Contributory</i>	<i>1952-56</i>
13	<i>Robinson Street</i>	<i>Non-contributory</i>	<i>1920s, altered</i>
15	<i>Robinson Street</i>	<i>Non-contributory</i>	
17*	<i>Robinson Street*</i>	<i>Contributory*</i>	<i>1920s, altered</i>
1	<i>Servante Street</i>	<i>Contributory</i>	<i>1920s</i>
3	<i>Servante Street</i>	<i>Contributory</i>	<i>1920s</i>
5	<i>Servante Street</i>	<i>Contributory</i>	<i>1955-56</i>
7	<i>Servante Street</i>	<i>Contributory</i>	<i>1955-56</i>
8	<i>Servante Street</i>	<i>Non-contributory</i>	<i>1920s, altered</i>
9	<i>Servante Street</i>	<i>Non-contributory</i>	
10	<i>Servante Street</i>	<i>Contributory</i>	<i>1920s</i>
11	<i>Servante Street</i>	<i>Contributory</i>	<i>1920s</i>
12	<i>Servante Street</i>	<i>Contributory</i>	<i>1920s</i>



<i>Number</i>	<i>Address</i>	<i>Grade</i>	<i>Built date</i>
13	<i>Servante Street</i>	<i>Contributory</i>	<i>1920s</i>
14	<i>Servante Street</i>	<i>Non-contributory</i>	
15*	<i>Servante Street*</i>	<i>Non-contributory*</i>	<i>c1947-49</i>
16	<i>Servante Street</i>	<i>Contributory</i>	<i>1950s</i>
17	<i>Servante Street</i>	<i>Contributory</i>	<i>1930s</i>
18	<i>Servante Street</i>	<i>Contributory</i>	<i>1950s</i>
19	<i>Servante Street</i>	<i>Contributory</i>	<i>1950s</i>
20	<i>Servante Street</i>	<i>Contributory</i>	<i>1930s</i>
21	<i>Servante Street</i>	<i>Contributory</i>	<i>1930s</i>
22	<i>Servante Street</i>	<i>Contributory</i>	<i>1930s</i>
4	<i>Station Place</i>	<i>Contributory</i>	<i>1910s</i>
6	<i>Station Place</i>	<i>Non-contributory</i>	
8	<i>Station Place</i>	<i>Contributory</i>	<i>1920s</i>
10	<i>Station Place</i>	<i>Contributory</i>	<i>1920s</i>
12	<i>Station Place</i>	<i>Contributory</i>	<i>1920s</i>
14	<i>Station Place</i>	<i>Contributory</i>	<i>1920s</i>
1	<i>Tyler Street</i>	<i>Contributory</i>	<i>1920s</i>
3	<i>Tyler Street</i>	<i>Contributory</i>	<i>1920s</i>
4	<i>Tyler Street</i>	<i>Non-contributory</i>	
5	<i>Tyler Street</i>	<i>Contributory</i>	<i>1920s</i>
6	<i>Tyler Street</i>	<i>Contributory</i>	<i>1920s</i>
7	<i>Tyler Street</i>	<i>Contributory</i>	<i>1945-49</i>
8	<i>Tyler Street</i>	<i>Non-contributory</i>	<i>1920s, altered</i>
9	<i>Tyler Street</i>	<i>Contributory</i>	<i>1920s</i>
10	<i>Tyler Street</i>	<i>Contributory</i>	<i>1920s</i>
11	<i>Tyler Street</i>	<i>Contributory</i>	<i>1950s</i>
12	<i>Tyler Street</i>	<i>Contributory</i>	<i>1930s</i>
13	<i>Tyler Street</i>	<i>Contributory</i>	<i>1950s</i>
14	<i>Tyler Street</i>	<i>Non-contributory</i>	
14A	<i>Tyler Street</i>	<i>Non-contributory</i>	
15	<i>Tyler Street</i>	<i>Non-contributory</i>	
16	<i>Tyler Street</i>	<i>Non-contributory</i>	
18	<i>Tyler Street</i>	<i>Contributory</i>	<i>1950s</i>
19	<i>Tyler Street</i>	<i>Contributory</i>	<i>1910s</i>
20	<i>Tyler Street</i>	<i>Contributory</i>	<i>1950-1956</i>
24	<i>Tyler Street</i>	<i>Contributory</i>	<i>1920s</i>
26	<i>Tyler Street</i>	<i>Contributory</i>	<i>1930s</i>

## BRIMBANK PLANNING SCHEME

<i>Number</i>	<i>Address</i>	<i>Grade</i>	<i>Built date</i>
1	<i>Victoria Street</i>	<i>Contributory</i>	<i>1920s</i>
3	<i>Victoria Street</i>	<i>Contributory</i>	<i>1920s</i>
5	<i>Victoria Street</i>	<i>Contributory</i>	<i>1920s</i>
6	<i>Victoria Street</i>	<i>Contributory</i>	<i>1920s</i>
7	<i>Victoria Street</i>	<i>Non-contributory</i>	<i>1920s, altered</i>
8	<i>Victoria Street</i>	<i>Non-contributory</i>	
10	<i>Victoria Street</i>	<i>Contributory</i>	<i>1920s</i>
12	<i>Victoria Street</i>	<i>Contributory</i>	<i>1920s</i>
14	<i>Victoria Street</i>	<i>Contributory</i>	<i>1920s</i>
16	<i>Victoria Street</i>	<i>Contributory</i>	<i>1920s</i>
18	<i>Whitty Street</i>	<i>Contributory</i>	<i>1920s</i>
20	<i>Whitty Street</i>	<i>Contributory</i>	<i>1920s</i>
22	<i>Whitty Street</i>	<i>Contributory</i>	<i>1920s</i>

\*Denotes interim controls. To expire 31 May 2024.